148.0	0006	0013.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	811,900 / 811,900
					USE VALUE:	811,900 / 811,900
					ASSESSED:	811,900 / 811,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
19		FARMER RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LEIGHTON ROBERT S & LAURA		
Owner 2:			
Owner 3:			
Street 1:	19 FARMER RD		
Street 2:			
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry:	Own Occ: Y
Postal:	02476	Type:	

PREVIOUS OWNER

Owner 1:	MCDANIEL MATTHEW A -
Owner 2:	MCDANIEL STACEY -
Street 1:	19 FARMER RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 5,901 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1925, having primarily Vinyl Exterior and 2496 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5901.000	414,900		397,000	811,900
Total Card	0.135	414,900		397,000	811,900
Total Parcel	0.135	414,900		397,000	811,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 325.28 | /Parcel: 325.2

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 97718

GIS Ref

GIS Ref

Insp Date 03/07/09

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 148.0-0006-0013.0

!11601!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	415,200	0	5,901.	397,000	812,200	812,200	Year End Roll	12/18/2019
2019	101	FV	202,400	0	5,901.	397,000	599,400	599,400	Year End Roll	1/3/2019
2018	101	FV	202,400	0	5,901.	351,700	554,100	554,100	Year End Roll	12/20/2017
2017	101	FV	202,400	0	5,901.	294,900	497,300	497,300	Year End Roll	1/3/2017
2016	101	FV	202,400	0	5,901.	294,900	497,300	497,300	Year End	1/4/2016
2015	101	FV	197,300	0	5,901.	255,200	452,500	452,500	Year End Roll	12/11/2014
2014	101	FV	197,300	0	5,901.	246,700	444,000	444,000	Year End Roll	12/16/2013
2013	101	FV	197,300	0	5,901.	234,800	432,100	432,100		12/13/2012

PRINT

Date	Time
12/11/20	01:44:53

LAST REV

Date	Time
03/09/20	10:24:17

danam

11601

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MCDANIEL MATTHE	62546-578		8/29/2013		490,000	No	No		
SNELL ELIZABETH	45275-542		5/27/2005		450,000	No	No		
GREITZER IAN	31306-134		4/18/2000		311,000	No	No		
DOUCET CLAIRE P	24960-55		10/28/1994		172,500	No	No		Y

USER DEFINED

Prior Id # 1:	97718
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/30/2019	2060	Solar Pa	24,521	C				
4/23/2019	536	Insulate	1,800	C				
8/23/2018	1204	Heat App	18,000	C				
5/4/2018	549	Addition	274,293	O				addit - gar,kitch,
7/25/2000	578	Re-Roof	2,500	C				
10/2/1998	691	Redo Kit	2,500	C				REMODEL KITCHEN

ACTIVITY INFORMATION

Date	Result	By	Name
7/25/2019	Left Notice	DGM	D Mann
7/25/2019	Permit Visit	DGM	D Mann
7/18/2018	Left Notice	CC	Chris C
3/7/2009	Inspected	197	PATRIOT
12/31/2008	Measured	336	PATRIOT
12/16/2005	MLS	HC	Helen Chinal
7/28/2000	MLS	MM	Mary M
1/12/2000	Inspected	276	PATRIOT
12/1/1999	Measured	256	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5901		Sq. Ft.	Site		0	70.	0.96	8			Easemen	-5					397,023						397,000	

Total AC/HA: 0.13547 | Total SF/SM: 5901 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 397,023 | Spl Credit | Total: 397,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G20	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	15	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Very Good
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.00801957
Const Adj.:	0.97854656
Adj $ / SQ:	123.299
Other Features:	107500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	509752
Depreciation:	94814
Depreciated Total:	414938

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	1998
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

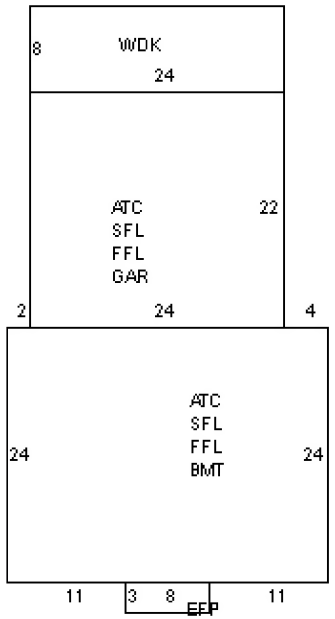
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	123.30
Special Features:	0	Val/Su Net:	94.36
Final Total:	414900	Val/Su SzAd	141.47

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,248	123.300	153,877
SFL	Second Floor	1,248	123.300	153,877
BMT	Basement	720	36.990	26,633
GAR	Garage	528	19.310	10,196
ATC	Attic	437	123.300	53,857
WDK	Deck	192	10.970	2,106
EFP	Enclos Porch	24	71.040	1,705

Net Sketched Area:	4,397			Total:	
Size Ad	2932.8	Gross Are	9552	FinArea	2496

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

148.0-0006-0013.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc